

VILLAGE OF OAKWOOD HILLS BUILDING DEPARTMENT

A QUICK REFERENCE FOR THE BUILDING OF PATIO AND WALKWAYS

FOR REFERENCE ONLY
SEE MUNICIPAL CODE FOR COMPLETE DETAILS

CONCRETE CONSTRUCTION REQUIREMENTS

R506.1 General. All slabs on grade shall have synthetic fibers added to the concrete and a minimum of 4 inches (102 mm) thick (for expansive soils, see Section R403.1.8). The specified compressive strength of concrete shall be as set forth in Section R402.2. All exterior concrete slabs on ground shall be reinforced with a minimum of 6 inch (152 mm) by 6 inch (152 mm) by 10 gauge welded wire mesh reinforcement. Flashing is required when concrete is placed against wood construction.

Exception: Welded wire fabric reinforcement is not required in concrete slabs less than 5 feet (1524 mm) in width.

R506.2 Site preparation. The area shall have all vegetation, topsoil and foreign material removed. No concrete slab shall be placed in water or on a soft wet subgrade. The site must be pumped dry at least twenty-four (24) hours before concrete is poured. Concrete shall not be poured on frozen soil.

R506.2.2 Base. A 4-inch thick (102 mm) base course consisting of clean graded gravel or crushed stone shall be placed on the prepared subgrade.

Pin patio slab to foundation with rebar 24" on center. Pin walkway/steps/stoop together with rebar.

1. Minimum 36" x 36" landing required at doorways but landing must be as wide as door if over 36". Landings must be supported on a full foundation or wing walls. Landings may not be more than 7-3/4" below highest point of the door threshold.
2. All risers to be a maximum of 7-3/4". Minimum 11" tread. ALL risers must be equal.
3. If more than 2 risers, a continuous approved handrail is required.
4. Patio must be at least 4" below bottom of brick and 6" minimum below bottom of siding.
5. Downspouts cannot discharge onto patio/walkway.
6. Spoils must be removed from the site.
7. Existing grades cannot be altered.

INSPECTION REQUIREMENTS

1. Gravel base, with wire mesh and rebar in place (prior to placing concrete)
2. Final inspection upon completion.

PAVER CONSTRUCTION REQUIREMENTS

1. Minimum 6" CA-6 compacted gravel base.
2. Minimum 1" sand bedding.
3. Minimum 36" x 36" landing required at doorways but landing must be as wide as door if over 36". Landings must be supported on a full foundation or wing walls. Landings may not be more than 7-3/4" below highest point of the door threshold.
4. All risers to be a maximum of 7-3/4". Minimum 11" tread. ALL risers must be equal.
5. If more than 2 risers, a continuous approved handrail is required.
6. Patio must be at least 4" below bottom of brick and 6" minimum below bottom of siding.
7. Downspouts cannot discharge onto pavers.
8. Spoils must be removed from the site.
9. Existing grades cannot be altered.

INSPECTION REQUIREMENTS:

1. Compacted gravel base before installing sand bedding.
2. Final upon completion.

ZONING REQUIREMENTS

The setback requirements for a patio and walkway shall comply with the principal building setback of the zoning district. Check zoning requirements

TO APPLY FOR A PERMIT

1. Complete permit application
2. Submit 2 copies of plat of survey and indicate the location of the proposed patio/walkway with distance to property lines.
3. Submit 2 copies of septic system plan and indicate on the septic plan the location of the proposed patio/walkway.
4. Copy of proposal from contractor.
5. All contractors must be bonded with the Village for \$10,000

Call J.U.L.I.E. at 800-892-0123 or contact at illinois1call.com before digging.

The above is provided for general information purposes only and shall not be construed as total compliance with any or all Codes and Ordinances of the Village of Oakwood Hills. Always consult the Codes or Ordinances for accurate information